

GSFA MCC® Mortgage Credit Certificate

Tax Credit for First-time homebuyers

Apply for an MCC at the same time you buy a home.
-- It can mean thousands of dollars back each year.

If you are buying your first home, a Mortgage Credit Certificate (MCC) from Golden State Finance Authority could **save you thousands of dollars each year**. An MCC is a dollar-for-dollar credit against your federal income tax liability.

- The credit equals 20% of the annual mortgage interest paid.

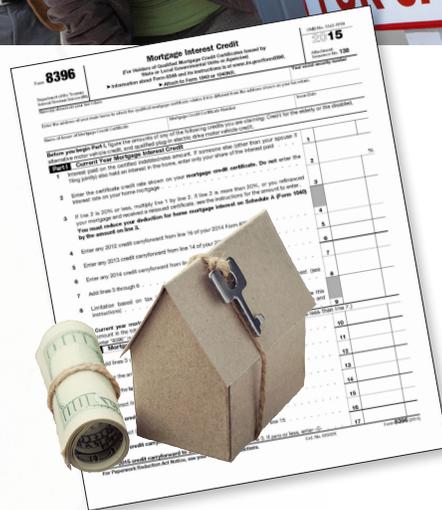
Example: On a \$200,000 mortgage loan with a 4.50% interest rate, the annual interest from January through December would be \$9,000. Which means the GSFA MCC Tax Credit equals \$1,800. (20% of \$9,000).

- The remaining 80% of the mortgage interest continues to qualify as a tax deduction.
- The tax credit amount also helps increase a homebuyer's disposable income and in-turn assist them when qualifying for the initial mortgage loan.
- The tax credit can be taken year-after-year, as long as the person lives in the home and pays mortgage interest.
- Unused credit can be carried forward up to three years.

Call today to get started.

phone: (855) 740-8422

web: www.gsfahome.org



Do You Qualify?

To be eligible for an MCC, the homebuyer and their household must meet certain eligibility criteria:

- **Be a first-time homebuyer.**
Defined as "someone who has not owned a primary residence in the past three years". (Waived if a qualified veteran or the home is in a "target area".)
- **Use the home as a Primary Residence.**
- **Have "Household income" at or below the Program limits.**
Low-to-moderate income, based on household size.
- **The Sales Price of the home does not exceed the Program limits.**
- **Apply through a Participating Lender.**

Homebuyer must receive an MCC Commitment from GSFA prior to closing the mortgage loan.



**6.5%
Financing***

**(Plus potential
rebates up to
\$5,500*)**

Energy upgrade your home and start saving money.

100% Financing Available*



in partnership with



Increasing your home's energy efficiency isn't just about switching out light bulbs or buying new appliances. By taking a whole-house approach to energy efficiency, the GSFA Residential Energy Retrofit Program looks at all the components that impact your home's comfort and energy bills.

The Program currently offers 6.5% fixed interest rate financing to help eligible homeowners make energy efficiency improvements. 100% financing is available. No income limits. No appraisal on the home required.

Call today for more information or to find out if you qualify.

Start Your Upgrade Today

Call (855) 740-8422

www.gsfahome.org

100% Financing Available with the GSFA Residential Energy Retrofit Program

Your home may be leaking hundreds of dollars in energy costs each year.



6.5% Financing*

(Plus potential rebates up to \$5,500*)

Energy Savings and Comfort

The GSFA Residential Energy Retrofit Program offers a 15-year fully amortizing loan at an interest rate of 6.50% for the financing of energy efficiency improvements to residential properties.

The program is very flexible. There are no income limit restrictions to apply and no appraisal of the home is required to qualify.

Up to \$50,000 can be financed, subject to credit approval.

Qualifying Energy Efficiency Improvements May Include*:

- Air sealing;
- Repair or replace bad duct systems;
- Heating and cooling equipment repair or replacement;
- Replace inefficient appliances;
- Water heater repair or replacement;
- Improve insulation in attic, basement or walls; and
- Fix leaky windows.



Find out if you qualify today.
Call toll-free (855) 740-8422
www.gsfahome.org



Why Upgrade Now?

Lower utility bills

Your home may be wasting hundreds of dollars every year in energy costs. Reducing the amount of energy and water usage in your home can potentially make a big difference in your monthly bills.

Lower cost home upgrades

With the Program, you can finance the entire cost of a qualifying energy efficiency retrofit project, which means no down payment or out-of-pocket costs to you.

In addition, you may qualify for rebates up to \$5,500 from your local utility company. Your GSFA Contractor will install your upgrades and submit documents for any qualifying rebates upon completion of your retrofit project.

Create a more comfortable home

A well-sealed and insulated home stays warmer in the winter and cooler in the summer months.

Help your local economy

Energy efficiency upgrade projects can create jobs for contractors and other local trades in your county and throughout California.

*This brochure contains program highlights only. Some restrictions may apply. The monthly payment on a \$10,000, 15-year fixed-rate loan at 6.50% interest is \$87.11 with an Annual Percentage Rate (APR) of 7.365%. The monthly payment on a \$20,000, 15-year fixed-rate loan at 6.50% interest is \$174.22 with an Annual Percentage Rate (APR) of 6.924%. Rate is subject to change at any time. Contact GSFA or a GSFA Participating Contractor for complete program guidelines and applications.

GSFA Platinum® Down Payment Assistance

Up to 5% of the Loan Amount

You could qualify for \$10,000 in down payment assistance*.

- Down Payment Assistance (DPA) Second Mortgage is forgiven after three (3) years.
- DPA has a zero percent interest rate and no monthly payments.
- DPA is available with purchase or refinance of a primary residence.
- Variety of mortgage types are available.
- Borrower doesn't have to be a first-time homebuyer to qualify.
- Minimum FICO 640; Maximum DTI 50%.
- Generous Income Limits.



We Want to Bring You One Step Closer to Owning Your Own Home

Thousands of people each year dream of becoming homeowners. Let us help that dream become reality.

The GSFA Platinum Program provides eligible borrowers with DPA in the form of a zero interest, no monthly payment Second Mortgage that is forgiven after three (3) years.

The DPA is sized up to 5% of the total loan amount and can be used towards down payment and/or closing costs*.

Many times the assistance can help a homebuyer purchase a home with little-to-no money out of pocket and/or much sooner than thought possible.

The program is very flexible. Eligible mortgage loans include FHA, VA, USDA and Conventional mortgages, and the income limits are generous.

Call today to get started.



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e-mail: info@gsfahome.org

web: www.gsfahome.org



GSFA Platinum Program

USDA Guaranteed Home Loan

- » Zero down
- » 100 percent financing
- » Gift (up to 4%) available for closing costs
- » No first-time homebuyer requirement
- » No Mortgage insurance requirement
- » New or existing residential property allowed

You May Qualify for a Gift up to Four Percent

Individuals or families purchasing a primary residence in California with a USDA Rural Development loan guarantee through the GSFA Platinum Program will be eligible for assistance of up to four percent in the form of a non-repayable gift.

The amount of the gift is based on the amount of the mortgage loan. The gift can be used towards closing costs and/or for principal reduction.

USDA's guaranteed home loan features 100 percent financing and is available to low-to-moderate income homebuyers in rural areas, typically communities with populations of 35,000 or fewer. Coupled with the GSFA Platinum Program, qualifying homebuyers may be able to purchase a home with no money out of pocket.



Golden State Finance Authority (GSFA)

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*This flyer contains general program information, is not an offer for extension of credit nor a commitment to lend and is subject to change without notice. For complete program guidelines, loan applications, interest rates and annual percentage rates (APRs) or a complete list of all occupations qualifying for the GSFA Platinum "Select" feature, contact a GSFA Participating Lender.

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Down Payment Assistance Gift for “Select” Occupations

The GSFA Platinum Program provides eligible borrowers with Down Payment Assistance (DPA) up to 5% of the first mortgage loan amount.

The assistance can be used towards down payment and/or closing costs and many times the assistance can help a homebuyer purchase a home with little-to-no money out of pocket.

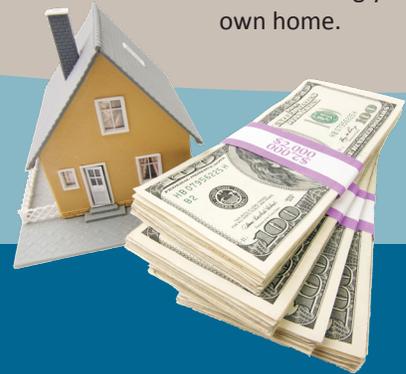
The DPA is provided as a Gift that never has to be repaid for the following “Select” occupations:

Law enforcement • fire fighters • paramedics • emergency medical technicians • fire support staff • teachers • school administration and staff (public and private).

(For all other homebuyers, the DPA is a 0% Second Mortgage, forgiven after three years.)

Platinum “Select”

We want to help you achieve the dream of owning your own home.



Program Highlights:

- DPA is for down payment and/or closing costs.
- DPA is a Gift for Platinum “Select” qualifying occupations and 0% forgiveable Second Mortgage for all other borrowers.
- No first-time homebuyer requirement.
- FHA, VA, USDA and Conventional Loan Financing Options are available.

General Guidelines*:

- Purchase or refinance of a primary residence.
- Minimum FICO 640 / Max DTI 50%.
- Generous Income Limits.

Call us for more information or to get started.



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Academy Mortgage Corporation
 Alameda Mortgage Corporation
 All Western Mortgage
 Alterra Group, LLC
 AmCap Mortgage, Ltd.
 American Financing Corporation
 American Lending, Inc.
 American Mortgage & Equity
 Consultants, Inc.
 American Neighborhood Mortgage
 Acceptance Company
 American Pacific Mortgage
 Corporation
 American Portfolio Mortgage
 Corporation
 Amerifirst Financial Corporation
 AmeriFirst Financial, Inc.
 AmRes Corporation
 Angel Oak Home Loans, LLC
 Arcstone Financial, Inc.
 Ark-La-Tex Financial Svcs LLC DBA
 Benchmark Mtg
 Aspire Financial, Inc
 Axia Financial, LLC
 Banc of California
 Banc One Mortgage Corporation
 Bank of England
 Bay Equity LLC
 Bay-Valley Mortgage Group
 Best Capital Funding
 BM Real Estate Services, Inc. dba
 Priority Financial Network
 Broker Solutions, Inc.
 CalCon Mutual Mortgage LLC dba
 One Trust Home
 Caliber Home Loans LLC
 Capstone Direct, Inc.
 Cardinal Financial Company,
 Limited Partnership
 Castle & Cooke Mortgage LLC
 Catalyst Lending, Inc
 Central Coast Lending, Inc
 Cherry Creek Mortgage Co., Inc.
 Choice Lending Corp
 City First Mortgage Services, LLC
 Citywide Home Loans, a Utah
 Corporation
 CMG Mortgage, Inc.
 Coastal Funding SL, Inc.
 Columbus Capital Lending
 Commerce Home Mortgage, Inc.
 Community Mortgage Funding, LLC
 Contour Mortgage Corporation
 Cornerstone Home Lending, Inc.
 Corum Financial Services, Inc.
 Country Club Mortgage Inc.
 Crosscountry Mortgage, Inc.
 CStone Mortgage, Inc.
 Customer Service Mortgage
 Corporation
 DAS Acquisition Company, LLC
 Data Mortgage, Inc.

Del Sur Corporation
 DHA Financial, Inc.
 DHI Mortgage Company, Ltd.
 Diamond Residential Mortgage
 Corporation
 Dignified Home Loans, LLC
 Direct Mortgage, Corp.
 Draper and Kramer Mortgage
 Corp.
 E Mortgage Management, LLC
 Eagle Home Mortgage, LLC
 Envoy Mortgage Ltd.
 Equity Prime Mortgage, LLC
 Everett Financial, Inc. dba Supreme
 Lending
 Evergreen Moneysource Mortgage
 Company
 Fairway Independent Mortgage
 Corp
 Finance of America Mortgage, LLC
 First American Wholesale Lending
 Corp
 First Bank
 First Choice Loan Services Inc
 First Liberty Bank
 First Nations Home Finance
 Corporation
 Franklin First Financial, Ltd.
 Franklin Loan Corporation
 Freedom Mortgage Corporation
 Gateway Mortgage Group
 Geneva Financial, LLC
 Georgetown Mortgage, LLC
 Gold Star Mortgage Financial
 Group, Corporation
 Golden Empire Mortgage, Inc.
 Goldwater Bank, N.A.
 GotMortgage.com
 Grande Homes Inc. DBA GHI
 Mortgage
 Greenpath Funding, LLC
 Group 2000 Real Estate Services
 Inc.
 GSF Mortgage Corporation
 Guaranteed Rate Affinity, LLC
 Guaranteed Rate, Inc.
 Guild Mortgage Corporation
 HighTechLending, Inc
 Home America Lending Corp.
 Home Funding Corporation
 Home Mortgage Alliance Corp
 (HMAC)
 HomeBridge Financial Services, Inc.
 Homeowners Financial Group USA,
 LLC
 HomeServices Lending, LLC
 HomeStreet Bank
 Hometown Lenders, Inc.
 Integrity First Financial Group, Inc.
 Intercontinental Capital Group, Inc.
 International City Mortgage, Inc.
 DBA Doorway Home Loans

iServe Residential Lending, LLC
 J.G. Wentworth Home Lending, LLC
 JMJ Financial Group (The Coastal
 Lending Group)
 K. Hovnanian American Mortgage
 LLC
 KBHS Home Loans, LLC
 Kings Mortgage Services, Inc.
 Ladera Lending, Inc.
 Land Home Financial Services, Inc.
 LeaderOne Financial Corporation
 Lend Smart Mortgage, LLC
 LendUS, LLC
 LHM Financial Corporation
 Liberty Mortgage Company Inc.
 Loan Simple, Inc.
 loanDepot.com
 Mann Mortgage, LLC
 Mason McDuffie Mortgage
 Corporation
 MegaStar Financial Corp
 Metropolitan Home Mortgage
 Michigan Mutual, Inc.
 Mid Valley Services Inc.
 Midwest Equity Mortgage, LLC
 Moria Development, Inc. dba
 People's Mortgage Comp
 Mortgage Brokers Services, Inc.
 Mortgage Management
 Consultants, Inc.
 Mortgage Solutions of Colorado,
 LLC
 Mountain West Financial, Inc.
 Movement Mortgage, LLC
 Nations Reliable Lending, LLC
 Neighbors Financial Corporation
 New Penn Financial, LLC
 New West Lending, Inc.
 NFM, Inc.
 North American Financial Corp
 Oaktree Funding Corp
 OCMBC, Inc.
 On Q Financial, Inc.
 Ony Glo, Inc.
 Opes Advisors, a Division of
 Flagstar Bank, FSB
 Pacific Residential Mortgage, LLC
 Pacific Union Financial, LLC
 Paramount Equity Mortgage, LLC
 Paramount Residential Mortgage
 Group, Inc.
 Partners United Financial, LLC
 Peoples National Bank
 Performance Financial, Inc.
 Pinnacle Capital Mortgage LLC
 Planet Home Lending, LLC
 Platinum Home Mortgage
 Corporation
 Point Mortgage Corporation
 Premier Lending, Inc.
 Premier Mortgage Resources
 Primary Residential Mortgage, Inc.

Prime Mortgage Lending Inc.
 PrimeLending, A PlainsCapital
 Company
 Primus Lending Corp.
 Priority Mortgage Funding, Inc
 Private Mortgage Advisors, LLC
 Provident Savings Bank, FSB
 Pulte Mortgage LLC
 ReNew Lending, Inc.
 Residential Bancorp
 Residential Mortgage Funding, Inc
 Residential Mortgage Services, Inc
 Residential Wholesale Mortgage,
 Inc.
 Resource Lenders, Inc.
 Right Start Mortgage, Inc.
 RMS & Associates
 Santa Cruz Home Finance
 Scenic Oaks Funding
 Security National Mortgage
 Company
 Shea Mortgage, Inc.
 Sierra Pacific Mortgage Company
 South Pacific Financial Corporation
 Sovereign Lending Group, Inc
 Springboard CDFI
 St. Fin. Corp.
 Stearns Lending, LLC
 Suburban Mortgage, Inc.
 Summit Funding, Inc.
 Summit Mortgage Corporation
 Sun West Mortgage Company, Inc.
 SWBC Mortgage Corporation
 SWI Financial Services, Inc.
 Synergy One Lending, Inc.
 The Federal Savings Bank
 U.S. Bank National Association
 ubermortgage Inc.
 Umpqua Bank
 US Mortgage Corporation
 V.I.P. Independent Mortgage, Inc
 Vision One Mortgage, Inc.
 Vitek Real Estate Industries Group,
 Inc.
 Wallick and Volk, Inc.
 Watermark Capital, Inc.
 Waterstone Mortgage Corporation
 Wells Fargo Bank, N.A.
 West Coast Mortgage Group and
 Realty Company
 West One Capital Group Inc
 Wholesale Capital Corporation
 William Lyon Mortgage, LLC
 Wintrust Mortgage



Be Your Client's Link to Down Payment Assistance

(855) 740-8422

www.gsfahome.org

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A leader in housing finance in California for the past 26 years.
 Over **75,300** individuals and families helped to purchase a home.
 More than **\$541.2 million** in down payment assistance provided.

*Advertisement contains program highlights only. This is not an offer for extension of credit or a commitment to lend and is subject to change without notice. Certain restrictions apply on all programs. Complete guidelines, loan applications, interest rates and annual percentage rates (APRs) are available through GSFA Participating Lenders. 2018 © Golden State Finance Authority (GSFA). GSFA is a duly constituted public entity and agency. 3005FS7 Printed 01/2019

Down Payment Assistance for First-time and Repeat Homebuyers

Make your clients' needs your competitive advantage.

The GSFA Platinum Program provides eligible borrowers with Down Payment Assistance (DPA) up to 5% of the first mortgage loan amount.

The Program is flexible, easy to use and the DPA is forgiven after three years, maybe sooner in some circumstances.

With NO additional compliance review after the loan is locked, your contract and escrow will stay on track.

Program Highlights:

- Provides DPA, up to 5% of First Mortgage Loan amount.
- DPA can be used for down payment, closing costs and/or principal reduction.
- DPA is provided as a zero interest rate Second Mortgage, forgiven after three years.
- No first-time homebuyer requirement to qualify.
- New or existing residential property allowed.
- FHA, VA, USDA and Conventional Loan financing options available.



General Guidelines*:

1. Borrower must meet low- to moderate-income eligibility, by County.
*Example of Income Limit:
Riverside = \$131,600
Sacramento = \$160,200*
2. Property being purchased must be used as a primary residence.
3. Minimum FICO is 640.
4. Maximum DTI is 45%.



PLATINUM "SELECT" ELIGIBILITY — DPA as a Gift

In certain circumstances a homebuyer may qualify for Platinum "Select" and obtain DPA in the form of a Gift that never has to be repaid.

Platinum "Select" Qualifying Mortgages:

- FHA Energy Efficient Mortgage Loan
- USDA's Guaranteed Home Loan

Platinum "Select" qualifying occupations:

- law enforcement • firefighters • paramedics • emergency medical technicians • fire support staff • teachers • school administration and staff (public and private).

Low on Cash for Down Payment

Purchasing in a USDA Rural Community

Property Needs Energy Efficiency Improvements

Low on Cash for Closing Costs

REALTORS —

YOU ARE THE LINK

GSFA Platinum Lenders

